

WARRANTY DEED  
Corporation

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TRANSFER  
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PAID

## KNOW ALL MEN BY THESE PRESENTS

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That, **KENNEBEC VALLEY ASSOCIATES, INC.**, a corporation organized and existing under the laws of the State of Maine, and located at Winslow, in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **KENNETH S. CORMIER**, of Oakland, in the County of Kennebec and State of Maine, and whose mailing address is RFD #1, Oakland, ME 04963, the receipt whereof it does hereby acknowledge, does hereby **give, grant, bargain, sell and convey**, unto the said **KENNETH S. CORMIER**, his heirs and assigns forever,

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot #4 as shown on a Survey Plan entitled "Coolidge Street Subdivision" prepared by Rowe and Wendell dated May, 1987, and recorded in the Kennebec County Registry of Deeds on June 12, 1987, in Plan File D-87097.

Also conveyed herewith is a right-of-way in common with others for purposes of ingress and egress to and from the above described lot to Washington Street.

This conveyance is subject, however, to the following restrictions which shall run with the land and be binding upon the Grantee herein and his successors and assigns:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situated on said land be used for business or manufacturing purposes; that no outbuilding shall be occupied as a residence prior to the construction of the main building.

2. That no house for more than one family and costing less than forty thousand (\$40,000.00) dollars shall be built on said land, and no building, including garages shall be erected or placed on any part of said land within thirty (30) feet of the street and within ten (10) feet from any boundary line.

3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.

4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.

5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.

6. The exterior or any building constructed on the premises shall be completed within one (1) year from the date of issuance of the City of Waterville building permit.

Meaning and intending hereby to convey the premises acquired by the within Grantor by deed of Thomas A. Persico and Lynda Persico dated September 7, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3423, Page 003.

**To have and to hold**, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **KENNETH S. CORMIER**, his heirs and assigns, to him and their use and behoof forever.

**And** the said Grantor Corporation does hereby **covenant** with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will **Warrant and Defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said **KENNEBEC VALLEY ASSOCIATES, INC.** has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Charles Boyce, its President, thereunto duly authorized, this 30th day of April, in the year of our Lord one thousand nine hundred and ninety.

Signed, Sealed and Delivered  
in the presence of:

**KENNEBEC VALLEY ASSOCIATES, INC.**

Robert M. Marden

By Charles Boyce / PRES  
CHARLES BOYCE - PRES.

STATE OF MAINE  
KENNEBEC, SS.

Dated: April 30, 1990

Then personally appeared the above named Charles Boyce, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of said Corporation.

Before me,

Robert M. Marden

Notary Public

Print Name:

My Commission Expires:

ROBERT M. MARDEN  
ATTORNEY AT LAW - NOTARY PUBLIC  
MY COMMISSION EXPIRES NOVEMBER 5, 1995

RECEIVED KENNEBEC SS.

1990 MAY -3 AM 9:00

ATTEST: Theresa B. Boudreau  
REGISTER OF DEEDS